

**WICHITA HISTORIC PRESERVATION BOARD MINUTES
12 SEPTEMBER 2005
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3 P.M.**

The regular meeting of the Historic Preservation Board was held Monday September 12, 2005 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present:

Roberta Johnson
Kim Edgington
Jim Guy
Elena Ingle
Mim Hiesterman (in at 3:05)

Members Absent:

George Platt
Claire Willenberg

Staff Present:

Kathy Morgan, Senior Planner, Historic Preservation, MAPD
Mike Gable, Office of Central Inspection
Carol Shallue, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Pump House Diner (HPC2005-000210) at 825 E. 2nd and Mentholatum building to the Presentation of Draft Nominations (HPC2005-00209) were added with no objections.

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential

We are currently around 70,000 dollars on each of the loans.

ITEM NO. 4 CORRESPONDENCE

None

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 AUGUST MEETING

***Motion #1 made by Elena Ingle, 2nd by Robert Johnson to approve the minutes as presented.
Motion carried unanimously (5-0)***

ITEM NO. 6 OLD BUSINESS

NONE

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

Staff has reviewed and approved all minor Certificates of Appropriateness. Request board members to make a motion to receive and file.

1. **MINOR:** (HPC2005-00164) Bitting Historic District
 APPLICANT: Teresa Walker
 FOR: 1218 N. Bitting

Applicant proposes to locate a 10 X 12 ft temporary storage building.

2. **MINOR:** (HPC2005-00165) Environs, John Mack Bridge
APPLICANT: Bassam Ziada
FOR: 2460 S. Broadway

Applicant proposes to build new concrete block convenience and gas store.

3. **MINOR:** (HPC2005-00166) Environs, Park Place/Fairview Historic District
APPLICANT: Jose Gomez
FOR: 1701 N. Waco

Applicant proposes to reside using 4" lap vinyl siding

4. **MINOR:** (HPC2005-00168) Warehouse and Jobbers Historic District
APPLICANT: KATO Properties
FOR: 139 N. Mead

Applicant proposes to install new aluminum and plastic channel letter sign.

5. **MINOR:** (HPC2005-00170) Warehouse and Jobbers Historic District
APPLICANT: Midwest Sign Company
FOR: 111 N. Washington

Applicant proposes to install new neon signs and neon outline of building.

6. **MINOR:** (HPC2005-00171) Environs, Navarre-Nokomis Apartments
APPLICANT: Freestyle Sign Company
FOR: 527 E. Central

Applicant proposes to install new sign face in existing sign structure.

7. **MINOR:** (HPC2005-00172) Environs, Campbell Castle
APPLICANT: Buckley Roofing
FOR: 1101 N. River Blvd.

Applicant proposes to re-pair fire damage to roof.

8. **MINOR:** (HPC2005-00173) Environs, Old County Courthouse, Soldiers and Sailors & US Fed Bldg
APPLICANT: McIntyre Investments
FOR: 358 N. Main

Applicant proposes to change copy in existing sign.

9. **MINOR:** (HPC2005-00175) Environs, Lassen Hotel
APPLICANT: Wray Roofing
FOR: 105 N. Main

Applicant proposes to repair interior parapet wall.

10. **MINOR:** (HPC2005-00178) Environs, Occidental Hotel and US Federal Bldg
APPLICANT: TriMark Signworks
FOR: 434 N. Main

Applicant proposes to change sign face on existing monument sign.

11. **MINOR:** (HPC2005-00179) Topeka/Emporia Historic District
APPLICANT: Steve Krull
FOR: 1313 N. Emporia

Applicant proposes to install new HVAC system and ductwork. TAX CREDIT PROJECT

12. **MINOR:** (HPC2005-00180) Environs, Sternberg House
APPLICANT: Magdaleno Hernandez
FOR: 1131 N. Waco

Applicant proposes to tear off damaged roof, repair decking and re-roof.

13. **MINOR:** (HPC2005-00181) Environs, Bitting Historic District
APPLICANT: WoodCo Building
FOR: 1043 N. Jackson

Applicant proposes to tear off roof down to deck, re-sheet and re-roof.

14. **MINOR:** (HPC2005-00183) Environs, Calvary Baptist Church
APPLICANT: Freestyle Sign Co
FOR: 707 N. Waco

Applicant proposes to new box sign.

15. **MINOR:** (HPC2005-00184) Environs, Park Place/Fairview Historic District
APPLICANT: Lines Home Improvement
FOR: 1648-50 N. Waco

Applicant proposes to install vinyl lap siding to match original profile.

16. **MINOR:** (HPC2005-00188) Harding House
APPLICANT: Whitetail Remodeling
FOR: 1231 N. Waco

Applicant proposes to tear off roof to deck, repair/replace decking, re-roof using Heritage 3 shingles – Revolving loan applicant.

17. **MINOR:** (HPC2005-00190) Environs, Sternberg House
APPLICANT: Homeland Roofing
FOR: 918 N. Wichita

Applicant proposes to tear off to deck, re-sheet and re-roof with composite shingles.

18. **MINOR:** (HPC2005-00191) Environs, Navarre-Nokomis and Virginia Apartments
APPLICANT: Hahner Foreman Harness Contractors
FOR: 402 N. Topeka

Applicant proposes to remove deteriorated concrete over limestone stairs replace with limestone colored concrete, re-point limestone wing wall and repair steel handrail.

19. **MINOR:** (HPC2005-00192) Calvary Baptist Church
APPLICANT: Sedgwick County DIO
FOR: 601 N. Water

Applicant proposes to cut out four foot section of deteriorated concrete steps, reuse existing rebar, pour new concrete and use bonding agent to make a watertight seam.

20. **MINOR:** (HPC2005-00203) Environs, Lewelling House
APPLICANT: Richard Benish
FOR: 1327 N. Broadway

Applicant proposes to tear off shingles down to deck and re-roof with composition shingles.

Motion#2 by Jim Guy, 2nd by Elena Ingle to receive and file minor Certificates of HPB2005-164 - 166, -168, 170 through -173, -175, -178 through -181, -183 through -184, - 188, -190 through -192, and –203 as presented. Motion carried unanimously (5-0)

21. **MAJOR:** (HPC2005-00182) Environs, McCormick School
APPLICANT: Duane Kimball

FOR: 1146 Munnell

Applicant proposes to demolish existing garage and build new 30 X 60 metal garage building.

Motion#3 Kim Edgington, 2nd by Mim Hiesterman to find that the garage structure at 1146 Munnell does not encroach, damage or destroy the environs of McCormick School located at 855 S. Martinson. Motion carried unanimously (5-0)

22. MAJOR: (HPC2005-00185) Topeka/Emporia Historic District
APPLICANT: John Oehm
FOR: 1349 N. Emporia

Applicant proposes to demolish existing garage (contributing structure) and replace with an oversized two-car garage with siding to match house.

Motion#4 by Roberta Johnson, 2nd by Jim Guy to defer the application until applicant can provide additional information regarding financial information as to cost of repair and additional pictures of the inside of the garage. Motion carried unanimously (5-0)

23. MAJOR: (HPC2005-00187) Environs, Warehouse and Jobbers Historic District
APPLICANT: Architectural Development Services
FOR: 1111 E. 1st

Applicant proposes to build new 10,500 sq ft warehouse addition, materials to match existing.

Motion#5 by Kim Edgington, 2nd by Mim Hiesterman that HPB finds that the proposed project does not encroach, damage or destroy the environs of the Warehouse and Jobbers Historic District. Motion carried unanimously (5-0)

24. MAJOR: (HPC 2005-000210)
APPLICANT: James Ross
FOR: 825 E. 2nd

Motion #6 by Roberta Johnson, 2nd by Elena Ingle that HPB approve as to staff recommendation and that this project require the owner to select at his option either of the current overhead doors that will be turned into glass panels and/or a passenger doors. To use one of the passengers doors on the Mosley side and that the windows further north remain untouched and in their current state. Motion carried unanimously (5-0)

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Presentation of draft nominations funded by 2004 HPF Grant.
 - a. HPC2005-00193 – Comley House, 1137 N Broadway
 - b. HPC2005-00194 – 20th Century Club, 536 N Broadway
 - c. HPC2005-00195 – St. Matthew CME Church, 841 N Cleveland
 - d. HPC2005-00196 – Fairmount Congregational Church, 1655 N Fairmount
 - e. HPC2005-00197 – Bond/Sullivan House, 936 Back Bay
 - f. HPC2005-00198 – RDW Clapp House, 320 N Belmont
 - g. HPC2005-00199 – Johnson Building, 2329 E Central
 - h. HPC2005-00200 – Nomar Theater, 2147 N Market
 - i. HPC2005-00201 – LT Hill Company, 2157 N Market
 - j. HPC2005-00202 – Mohr Barn, 14920 W 21st Street

Staff recommends that HPB write a letter of support for the listing of these structures in the State and National Registers of Historic Places.

Motion #7 by Jim Guy, 2nd by Elena Ingle to support the listing of the properties presented in the Kansas Register of Historic Places and the National Register of Historic Places.

2. Historic Preservation Fund Grant proposals.

Staff recommended that proposals be submitted for reconnaissance surveys for apartment buildings constructed prior to 1945 within the 1919 City limits and the Central Business District from the River to St. Francis between Douglas and Murdock.

ITEM NO. 9 ADJOURNMENT

Motion #8 by Mim Hiesterman, 2nd by Roberta Johnson to adjourn at 4:45. Motion carried unanimously (5-0)